



TECHNICAL MEMORANDUM

Date: March 19, 2021
To: Cristina Haworth, AICP, City of Issaquah
From: Greta Presley, SPWS, Senior Ecologist, Herrera Environmental Consultants, Inc.
Subject: Follow-Up to WRI Response to City of Issaquah Peer Review SDP20-00001, MSP20-00001

Herrera Environmental Consultants, Inc (Herrera) reviewed the response letter from Wetland Resources, Inc. (WRI) dated February 22, 2021. In general, Herrera agrees with the conclusions and revisions made by WRI.

1. Provide justification for impacting all of Wetland C and why the design cannot be minimized in the upper portion of Wetland C by reducing the width of pavement in compliance with IMC 18.10.490.A.2.

Response complies with IMC 18.10.490.A.2 on page 9 of the revised Critical Areas Study and Wetland Mitigation Plan.

2. Provide a revision to the site plan that complies with IMC 18.10.410.C.2(a) scale requirements.

Response complies with IMC 18.10.410.C.2(a) scale requirements on Sheet 4/4: Wetland Impact Map.

3. Provide calculations for mitigation plan tree protection that demonstrate compliance with IMCs 18.10.720.B.3.d, 18.12.1385.A, and 18.07.480.E.14.

Tree protection is no longer proposed as mitigation compensation for wetland impacts; therefore, compliance with IMCs 18.10.720.B.3.d, 18.12.1385.A, and 18.07.480.E.14 is no longer applicable. The applicant proposes instead to purchase credits from the East Lake Sammamish Wetland Mitigation Bank, as allowed under IMC 18.10.490.A.4, 18.10.720.B.3.e, 18.10.720.H.1, and 18.10.720.I.



Technical Memorandum (continued)

4. Evaluate potential wetland identified during the November 18 site visit and include data and description of the area in an update to the critical areas report in accordance with IMC 18.10.410.C. Consider possible use as an enhancement or creation area for alternative mitigation to the tree protection proposal.

Response complies with IMC 18.10.410.C on page 6, Section 6.2.3 of the Critical Areas Study and Wetland Mitigation Plan.

5. Provide documentation that the roadside drainage feature along the north entrance road is manmade and conveys only storm water from impervious surfaces, agricultural runoff, and/or irrigation waters to show that this is not a regulated stream per IMC 18.10.390.

Response complies with IMC 18.10.390 having shown that the ditch was built to convey surface water runoff for the previous development as depicted in the survey of the previous development enclosed with the response letter.

6. Re-evaluate the upper portion of Wetland C and include data and description of the area in an update to the critical areas report in accordance with IMC 18.10.410.C.

Response provides qualitative data for the northern portion of Wetland C, but no soil sample data (paired plots) or update to the critical areas report in accordance with IMC 18.10.410.C.